

EXHIBIT 1

Gartin Properties

5/20/2025

Bartell Drugs
Attn: Accounts Payable
2345 42nd Ave SW
Seattle, WA 98116

Re: Admiral Way Bartell Drugs

Dear Sir or Madame,

Attached are the total outstanding balance that is due to Gartin Properties.

Past Dues owed to Gartin Properties Breakdown:

Description	Amount Due
Sprinkler work for Reimbursement	\$12,871.69
1st Half 2025 Property Taxes Suite A	\$29,117.85
1st Half 2025 Property Taxes Suite C	\$616.13
April 2025 NNN payment shortage	\$258.15
May 2025 Rent & NNN	\$30,897.94
Total Due Now	\$73,761.76

Should you have any questions about the amount that is due, please contact me at the number below.

Best Regards,

Austin Bjorklund
206-937-3654

Cc: Marc Gartin

**Gartin Properties
919 SW 150th Street Ste A
Burien WA, 98166**